

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/86 Mountain View Road, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$650,975

Property Type

Unit

Suburb

Montmorency

Period - From

01/01/2019

to

31/12/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/167 Main Rd LOWER PLENTY 3093	\$614,000	14/12/2019
2	5/31 Alexander St MONTMORENCY 3094	\$610,000	14/12/2019
3	7/9 Davey Rd MONTMORENCY 3094	\$585,000	19/12/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/04/2020 14:06



Property Type: Unit
Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2019: \$650,975

Comparable Properties



2/167 Main Rd LOWER PLENTY 3093 (REI/VG) **Agent Comments**



Price: \$614,000

Method: Auction Sale

Date: 14/12/2019

Rooms: 4

Property Type: Unit

Land Size: 338 sqm approx



5/31 Alexander St MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$610,000

Method: Auction Sale

Date: 14/12/2019

Property Type: Unit



7/9 Davey Rd MONTMORENCY 3094 (REI/VG) **Agent Comments**



Price: \$585,000

Method: Sold Before Auction

Date: 19/12/2019

Rooms: 3

Property Type: Unit